



TURNAVEAN ROAD ST AUSTELL PL25 5NX

**A Distinctive Home
with Inspiring Views & Architectural Flair**

For those searching for something truly individual, this uniquely designed split-level bungalow offers a rare blend of character, tranquillity and breathtaking outlooks. From its vaulted reception room ceiling to its panoramic views stretching across countryside, woodland and the townscape beyond, every angle of this home feels light, uplifting and connected to its surroundings.

The three bedrooms offer comfortable proportions, while the elevated rear garden provides a private sanctuary with sweeping vistas—perfect for enjoying the rhythm of the seasons.

Offered with no onward chain, this detached property with a garage presents an exceptional opportunity, a haven for those seeking individuality and inspiration.

Key Features

Individually Designed
Detached Bungalow

Striking Vaulted Ceiling
And Gallery Landing

Three Bedrooms

Kitchen PLUS
Utility & Cloakroom

Exceptional Panoramic
Views

Large Single Garage

Excellent Potential to
Personalise

No Onward Chain

About The Location

Turnavean Road features mainly detached homes and is therefore considered a desirable residential location. Within walking distance there is a supermarket, primary school, doctors and pub. A short distance are secondary schools and a college. The town offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. 14 miles west is the Cathedral City of Truro with the Hall for Cornwall Theatre.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Covered entrance with uPVC double glazed entrance door into:

Reception/Dining Room

15' 1" x 13' 5" (4.6m x 4.1m)

An impressive room with vaulted ceiling. Marble effect fireplace with electric flame fire. uPVC double glazed French doors to patio seating area with panoramic views. Central heating radiator. Ceiling and wall lights. Glazed panel door to lounge. Arch to kitchen. Stairs (7) to gallery landing. Understairs storage.

Lounge

15' 9" x 15' 5" (4.8m x 4.7m)

Generous natural light from two uPVC double glazed windows, both offering impressive views. Fireplace with living flame gas fire, continuing to either side of the chimney breast with shelving. Central heating radiator. Ceiling light.

Kitchen

11' 10" x 7' 10" (3.6m x 2.4m)

uPVC double glazed window with woodland views. A good range of oak wall, base and drawer units with generous worktops over incorporating a one and a half bowl sink. Slot in gas cooker with concealed extractor over. Display wall units with lighting. Built-in fridge and freezer. Inset ceiling spotlights. Central heating radiator. Part-tiled walls. Vinyl flooring. White panel door to:

Utility & Cloakroom

11' 10" x 7' 3" (3.6m x 2.2m)

A useful area with a storage unit, space and plumbing for a washing machine, and central heating boiler. uPVC double glazed door to the garden. Door to the cloakroom comprising low level WC and wash-hand basin with vanity unit providing storage.

Upper Level

Open gallery landing with white panel doors to 3 bedrooms, bathroom and airing cupboard with shelving and housing the hot water tank. Access to 2 loft areas. Central heating radiator.

Bedroom

14' 1" x 11' 2" (4.3m x 3.4m)

max into door recess

uPVC double glazed windows to both the front and rear elevations. Built-in double wardrobes with bi-fold doors and storage over. Central heating radiator.

Bathroom

8' 10" x 7' 10" (2.7m x 2.4m)

uPVC double glazed window. White suite comprising low level WC, pedestal wash-hand basin and bath. Shower cubicle with electric shower. Central heating radiator. Part-tiled walls. Vinyl flooring.

Bedroom

11' 10" x 11' 2" (3.6m x 3.4m)

max into door recess

uPVC double glazed window to the rear elevation. Built-in double wardrobes. Central heating radiator.

Bedroom

13' 1" x 8' 2" (4.0m x 2.5m) max

uPVC double glazed window to the rear elevation. Built-in single wardrobes with shelving and storage over. Central heating radiator.

Exterior

The property is in an elevated position with the entrance door approached via the driveway or steps. To the front of the property there is an established selection of shrubs. A gate gives access to a patio with side garden, a seating area to the front and a larger private garden area to the side, comprising of an additional patio seating area and steps to a raised lawn with tree and shrub borders and offering impressive views. A perfect spot to watch the sun set!

Garage and Driveway Parking

16' 1" x 12' 10" (4.9m x 3.9m)

The property benefits from a detached generous single garage with roller door. Power and light with excellent storage potential.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Mains Electric, Gas & Drainage

What 3 words - ///fells.shortage.digested

Property Age – 1990s

Tenure – Freehold

Probate –Granted

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Reception/Dining Room



Country Views from Living Area



Lounge



Kitchen



Bathroom



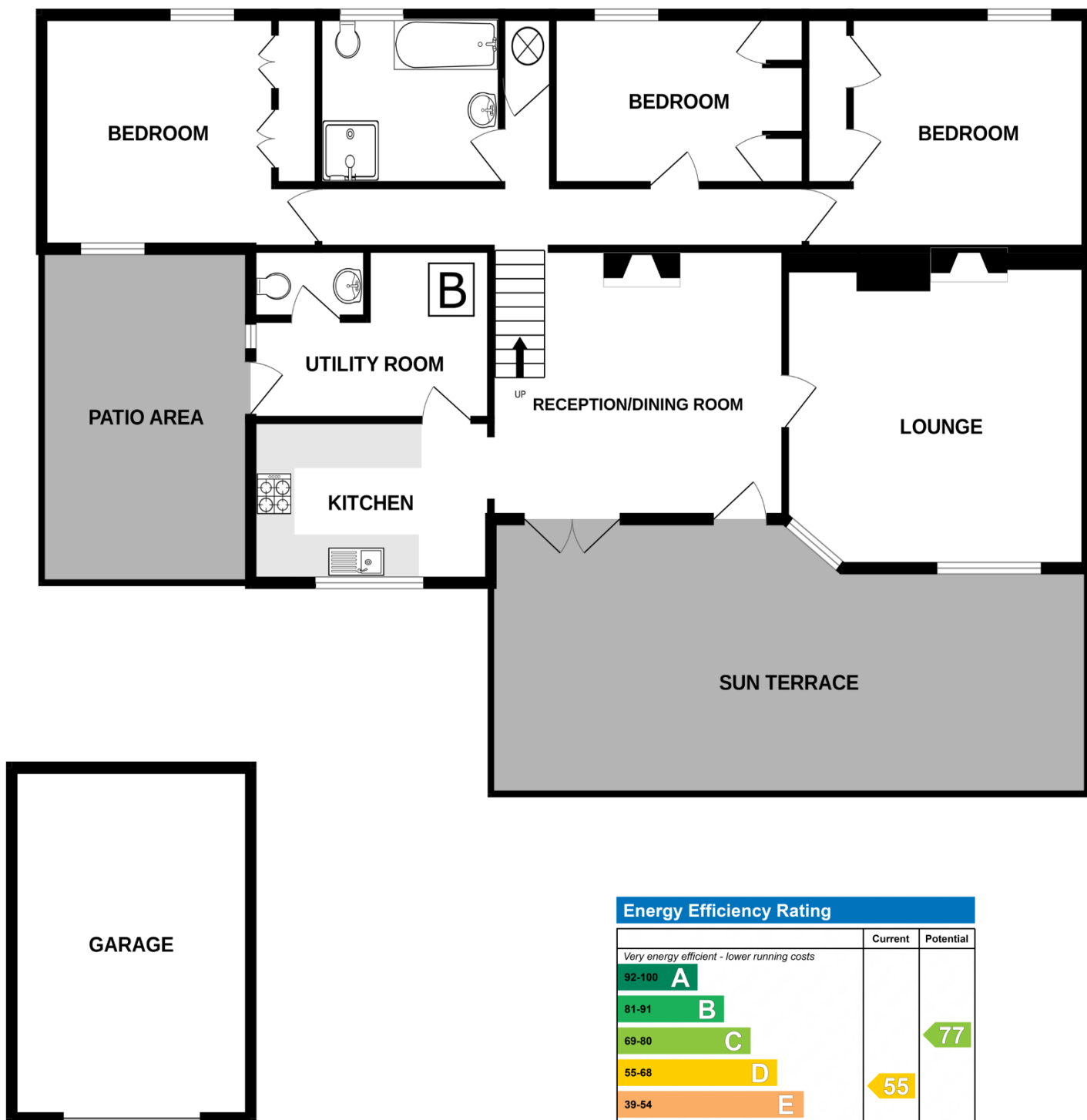
Side Elevation with Patio & Garden




Seating Area with Views



Elevated Garden with Woodland Views



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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